



FALCON HILL NATIONAL AEROSPACE RESEARCH PARK

HILL AIR FORCE BASE, UTAH







About

Falcon Hill is one of the most strategically located aerospace research parks in the nation, located at Hill Air Force Base in Layton, Utah, with space available both inside and outside of the fence. This 550 acre private development, under an Air Force Enhanced Use Lease, will feature over 2 million square feet of commercial space in its first phase, with additional phases planned. This development offers unmatched location, expansion capability, staging benefits and infrastructure.

Hill Air Force Base is the largest component of Utah's defense sector and has, for many decades, been one of the top employers in the state. As an established engine of economic growth, Hill Air Force Base contributes over \$3.5 billion to Utah's economy each year.

Location

Hill Air Force Base is conveniently situated between Ogden and Salt Lake City, the "Crossroads of the West." Falcon Hill has immediate access to I-15 and is within minutes of the Front Runner commuter rail. Only 8 miles south of Ogden and 30 miles north of Salt Lake City, Falcon Hill offers unbeatable frontage and prominence along Utah's primary transportation corridor.

Bordered by the Wasatch Mountains on the east and overlooking the Great Salt Lake to the west, this development offers one of the most scenic locations in the country.





Office

Falcon Hill office buildings are designed to meet the highest standards including LEED Certifiability, offering a true Green Building environment.

Total Office Square Footage	245,000 SF
Typical Floor Plate	. 25,000 SF
Parking Ratio	5/1,000

Retail

Falcon Hill retail space will be located in the heart of the development project, with excellent freeway exposure and immediate access to I-15.

Total Retail Square Footage	45,000	SF
Restaurant Space	21,000	SF
Size Range	increme	nts
Average Daily I-15 Traffic	110,0	90

Hotel and Conference Center

The Conference Center located on the Falcon Hill development project will boast state-of-the-art audio visual systems and an abundance of meeting space.



Site Plan





PHASE 1 • INSIDE THE FENCE



Planned Buildings

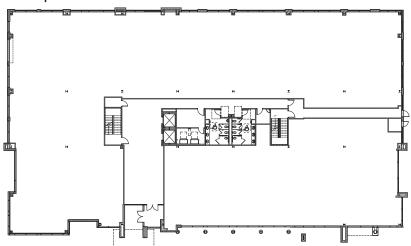
Entire building available for pre-leasing.

- Floor Plate Size......25,000 SF

Benefits Of Moving "Inside The Fence"

- Buildings are designed and constructed to fully meet the Department of Defense ATFP standards including:
 - Progressive collapse structural design
 - Blast resistant glass and glazing
 - Tempesting options available
 - Site planning design for all standoff distances
- Enhanced security by being behind the installation boundary fence
- Proximity to federal clients
- Redundant and robust communication feeds from multiple providers
- Redundant electrical feeds with generator backup
- Partnering opportunities with the Department of Defense
- Lease Rate: \$23.00/SF/NNN

Sample Floor Plate



BUILDING FEATURES

- Fiber optic connectivity
- Redundant power
- Sophisticated HVAC and climate control
- Security monitoring/access







PHASE 2 • OUTSIDE THE FENCE

Benefits Of Moving "Outside The Fence"

- Public access while maintaining proximity to federal clients
- Supporting retail facilities on site
- All new infrastructure
- Master planned state-of-the-art research park
- Fiber optic connectivity
- Redundant power
- Computerized HVAC/climate control for efficient use of energy
- Security monitoring access
- Buildings designed to LEED certifiable/green building
- Ease of access and exposure to Interstate 15
- Lease Rate: \$18.00-\$20.00/SF/NNN







RETAIL

Falcon Hill retail space will be located in the heart of the development project, with excellent freeway exposure and immediate access to I-15.

Total Retail Square Footage	45,000	SF
Restaurant Space	21,000	SF
Size Range	increme	nts

PROPERTY FEATURES

- Restaurant and shop space available
- Located in the gateway to Falcon Hill
- Immediate area boasts a daytime population of 24,060 within a three mile radius
- Property feature

Quick Facts

- 45,000 total square feet of retail
- 1,245,000 total square feet of Class A office space
- 6,000 projected employees
- Five story 200 room hotel
- State-of-the-art conference center









Demographics

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	1 mile	3 miles	5 miles
POPULATION:			
2012 Estimated:	5,532	65,365	206,764
2017 Projected:	5,497	68,766	225,473
2012 Daytime:	1,035	24,060	68,938
HOUSEHOLDS:			
2012 Estimated:	1,875	21,109	66,060
2017 Projected:	1,869	22,300	71,821
INCOME:			
2012 MED HHI:	\$41,452	\$51,093	\$56,785
2017 MED HHI:	\$41,773	\$52,159	\$58,225

Average Daily Traffic

Interstate 15	
Main Street	
300 North	
1800 North	





PROJECT BENEFITS

The Falcon Hill project provides significant benefits for all involved constituencies — bolstering the local economy with cutting edge, high tech facilities and an expanding professional work force; enhancing property values and infrastructure; increasing tax base; and improving working conditions for base employees. The improvements should help buttress the area over the next generation, and set the stage for further growth.

FOR THE U.S. AIRFORCE

- Realize untapped value for its real property holdings
- Utilize payment in-kind consideration instead of appropriated funds for necessary replacement of deteriorating buildings and infrastructure, saving tax dollar appropriations
- Providing greater co-worker accessibility between government and private sector and providing modern and more efficient facilities
- Facilitate mission growth for the installation by providing new capacity

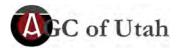
FOR HILL AIRFORCE BASE WORKERS

- Realize improved working conditions replacement of 1.5 million square feet of aging office space with new modern and energy efficient facilities
- Improve amenities enhanced building systems including HVAC, security, and parking
- Bolster worker morale
- Increase efficiency and productivity air force staff and contractors now in multiple buildings will work in closer proximity

FOR THE STATE AND COMMUNITIES AROUND HILL AIR FORCE BASE

- Realize long-term economic development and high paying aerospace related jobs (construction of the first 180 acres alone will infuse another \$500 million into the Utah economy)
- Provide four local communities with property tax revenues on the commercial improvements and sales taxes resulting from retail
 and hotel project components
- Allow for the expansion of existing business servicing Hill AFB and providing the space to attract new missions

Awards And Achievements



2011 Associated General Contractors, Utah Chapter - Industrial Project of the Year (\$25+ Million)



2010 AFMC Design Awards - Honor Award, Concept Design



2010 United States Air Force Architectural Honor Award "Architectural Nexus"





Developed By:



Hunt is an industry-leading real estate company dedicated to building value through real estate development, investment and management. Together, Hunt and its affiliates have more than \$13 billion in assets under management. For decades, we have focused on the key areas of public-private partnerships, multifamily housing, military housing, community development, commercial and mixed-use development, real asset investment management and property/asset management.



Salt Lake City based Woodbury Corporation is one of the oldest and most respected commercial real estate companies in the Intermountain West. Having worked with a vast number of tenants, investors, business and community leaders in its 90+ year history, Woodbury has a proven track record of delivering projects, fulfilling its obligations, and finding creative solutions to difficult problems.

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